

April 22, 2021

Mayor and Members of the Board of Trustees
Chairperson and Members of the Planning Board
Village of Dobbs Ferry
112 Main Street
Dobbs Ferry, NY10522

Re: Proposed Mixed-Use Building at 185-191 Ashford Avenue
Revisions to Planning Board and BOT Submission

Dear Mayor and Members of the Board of Trustees, and Chairperson and Members of the Planning Board:

As the Architect representing Ashford Avenue Apartments, LLC, owner of 185-191 Ashford Avenue, I am submitting the attached revised drawings, dated April 22, 2021, in response to comments from the Planning Board at the April 8, 2021 meeting, and in response to the Traffic Committee memo dated January 29, 2021. Our submission consists of the following drawings:

A-0	Title Sheet, 3D Rendering, Dates, List of Drawings
S-1	Table of Zoning Data
S-2	Location Map, Photos of Neighboring Properties
S-3	Streetscape of Neighboring Properties
S-4	Photos of Exist. Conditions
A-1	Site Plan / First Floor Plan
A-2	Second Floor Plan
A-3	Third Floor Plan
A-4	Roof Plan
A-5 - A-7	Exterior Elevations
R-1	Exterior Elevations - Color Scheme
R-2	3D Renderings
L-1	Landscape Plan
C-1	Existing & Demolition Plan
C-2	Erosion & Sediment Control Plan
C-3	Stormwater Management Plan
C-4	Details

Please note that the revisions to the drawings following the Planning Board meeting on April 8th include these items:

1. A Landscape Plan is included, see Sheet L-1.
2. Areas of permeable paving at the parking area have been indicated, to show compliance with the minimum pervious coverage requirement. See Site Plan, Sheet A-1; see Erosion and Sediment Control Plan, Sheet C-2; see Porous Pavement Section, Sheet C-4. Also see also revised minimum pervious coverage calculation on Sheet S-1.
3. The waste area has been developed to show (24) 32-gallon waste / recycling containers for the building.

4. In response to the Traffic Committee memo dated January 29, 2021, a Bicycle Storage Room has been added to the basement level of the building, which is 4 ft. below the parking area grade at the back of the building. A concrete ramp in close proximity to a residential exit has been added for ease of access and to encourage use among residents. The bicycle area will include 110v outlets for electric bicycle charging. See Site Plan, Sheet A-1, revised West Elevation, Sheet A-6, and revised North Elevation, Sheet A-7.
5. In response to the Traffic Committee memo, wiring for (3) Level-2 electric charging stations have been added to the parking area.
6. In response to the Traffic Committee memo, a gate has been added at the waste area passageway to allow pedestrian access to Virginia Avenue via Firehouse Alley
7. In response to the Traffic Committee memo, the owner supports the use of placemaking and traffic calming efforts at the public village-owned areas at the street and sidewalk adjacent to the property. The owner is open to working with the village to improve these areas by widening the sidewalk and/or painting the roadway shoulder to narrow lanes. See Site Plan, Sheet A-1.
8. In response to the Traffic Committee memo regarding unbundling parking, the owner will make parking spaces available to rent to area residents or to provide additional retail parking if not all parking spaces are being utilized by building tenants. Any unclaimed spaces will be assessed on a yearly basis.
9. The Traffic Committee memo suggest enlarging the building to cover the parking to the east. This not feasible due to the increased parking requirement these additional units would create.
10. In response to a Planning Board member comment regarding the contemporary treatment of the building as it steps back from the more ornamented front façade, we feel the design to preserve and enhance the two-story portion of the building facing Ashford Avenue is well-complemented by the quieter additions at the back and third floor. The simpler detailing at the contemporary parts of the building serves to help it recede from the primary traditional façade, which is a refurbishment and expansion of the existing building. The more contemporary walls of the building will be softened with warm color and linear details at the cementitious panels, as well as with the horizontal muntin pattern and sloped sills at the windows.

I look forward to presenting these drawings at the joint Planning Board / BOT meeting on May 6th. Thank you for your time and consideration to review our proposal.

Sincerely,



Christina Griffin AIA LEED AP CPHC
Principal
Christina Griffin Architect P.C.